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Aberdeenshire Local Development Plan 2008

Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1

Name of proposer: Mr G. Massie
Date: October 2008
Postal Address: Rose Cottage, Blelack Farm, Logie Coldstone, Aboyne, Aberdeenshire AB34 5NH

N2

Name of landowner (if known) [REDACTED]
Postal address of landowner [REDACTED]
[REDACTED]

To comply with the data protection Act 1998 this information will not be made public

The site and your proposals

Under what name would you like the site to be identified? Logie Coldstone Housing and Amenity

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

[Empty box]

[Empty box]

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Have you provided a map showing the exact boundaries of the site you would like considered?

Yes No

Please provide the National Grid reference of the site

NJ434045

OS tile NJ4304NW

What is the current use of the site? Agricultural

Has the land been built upon before (Brownfield Land)?

Yes No

Is there any suspicion that the land is contaminated?

Yes No

If yes Please provide a statement of the nature and extent of the contamination suspected
Statement attached

What use(s) do you propose for your site? Housing, Community Hall Parking, Play Park and General Community Amenity area.

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

Are you proposing to phase your development? Yes No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when. House will probably be seperated from Amenity areas

If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc). Suggest 18 Detached houses and 14 affordable semi-detached houses

If you have a design statement or other details about what you would like to see on the site, please include it.

If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

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General industrial land (Use Class 5)	<input type="checkbox"/>		
Storage and distribution (Use Class 6)	<input type="checkbox"/>		
Do you have a specific occupier in mind for the site?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>

Please make sure the area of land proposed for business use shown on the site plan.

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

The Logie Coldstone hall expressed a wish to gain land which surrounds the Hall curtilage in order to provide:

1. An extension
2. Improved Parking Facilities
3. Improved access from the public road
4. Improved access for school children using the hall on a regular basis
5. Public amenity area and play park which do not exist in Logie Coldstone and are greatly required.

Please continue on additional sheets as required.

The wider area

Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

The site is currently bounded by residential areas on 2 side (south and partly east) and the village hall (west). The proposal seeks to fill the gap (agricultural field) between the village and hall which will in effect bring the hall into the community. The positioning also seeks to provide a safe pedestrian access from the Primary school to the hall as presently children have to walk along the side of a narrow public road with no pedestrian footpaths. The School has no hall sufficient for sporting activities or any other activities associated with a stage or large indoor play area.

The Proposal also seeks to provide housing around the new amenity area which would include a number of affordable houses.

The site is on a low gradient hillside but would not become prominent as it uses the lower half of the hill. The site would face southwards which potentially would provide good solar gain to houses as well as providing a pleasant area to live with good views to Morven and surrounding hills.

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If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2 If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3 Have you applied principles of sustainable siting and design to your site? Yes
No

If you have undertaken a site assessment please provide details

Statement attached

The Code for Sustainable homes or WWW.index21.org.uk provides guidance on this issue

Effect on the community

C1 Has there been any opportunity for local people to influence what you propose through local engagement? Yes
No
Not Yet

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

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C2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More
25% or Less

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

1. Increased area made available to enable the Village Hall to build an extension
2. Improved Parking Facilities ie. Safer access from the public road and much needed increase in car numbers. Inclusion of disabled parking.
3. Improved access to/from the public road to the hall via new road layouts
4. Improved access for school children using the hall on a regular basis (see A1 above regarding children walking to/from the hall)
5. Public amenity area and play park which do not exist at present in Logie Coldstone and are greatly required
6. Increased population:
 - a. Local business's have closed due to the lack of use and support in recent times
 - b. The Primary school populus is low at present and an increase in numbers would aid support from government bodies and public. It is probable that an additional teacher would be employed.
 - c. Village Hall user groups would increase and therefore ensure the halls survival as a busy centre of the community. I stronger Community spirit would also be generated.
 - d. The increase in population may re-generate interest in new businesses in the area.

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

C4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
Local Shops	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

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Primary School facilities (possible football pitch)
Increased safety to existing facilities
Improved facilities to support Community Hall

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

Servicing the site

C5

Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Traffic Impact Assessment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Drainage Impact Assessment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Habitat / biodiversity Assessment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input checked="" type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>

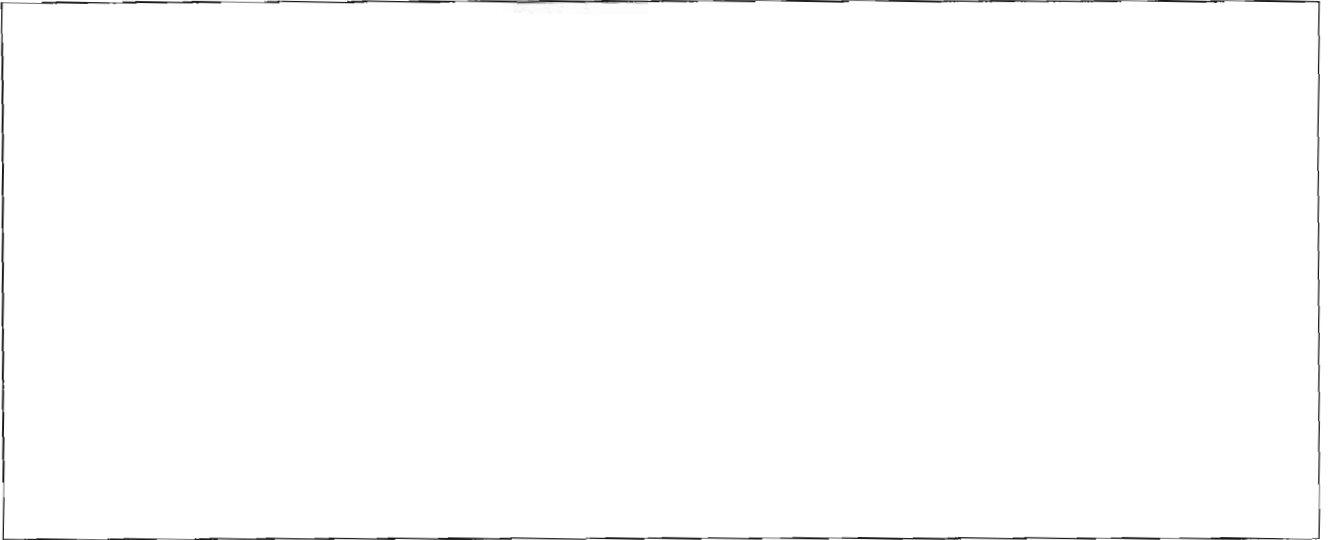
Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at :
http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH

What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes No

Other information

What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

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Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
 - The data will be used for the following purposes:
 - 1) to inform a public debate on the merits of the different sites being proposed,
 - 2) to evaluate submitted bids
 - This data will potentially be disclosed worldwide (via publication on Internet)
- By completing and submitting this form, you are consenting to the above processing.